

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
October 18, 2024**

HDRC CASE NO: 2024-312
ADDRESS: 2611 N MAIN AVE
LEGAL DESCRIPTION: NCB 1836 BLK 11 LOT 15, 16, 17, 18
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Frank Telles/FT Builder Services LLC
OWNER: Kim Ross/ROSS REAL ESTATE VENTURES LLC
TYPE OF WORK: Window modifications and awning installation
APPLICATION RECEIVED: August 15, 2024
60-DAY REVIEW: October 14, 2024 (Postponed by applicant to 10/18/2024 CTAB hearing)
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install new windows on the left (south) façade to feature internal faux muntins.
2. Install metal awnings over the left (south) and front (east) window openings.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 2611 N Main Ave is a 1-story, brick and stucco-clad commercial structure constructed circa 1956. The property first appears in the 1959 Historic Aerials map. The structure is located on the northwest corner of the intersection of N Main Ave and W Mistletoe Ave and features a flat modified bitumen roof and aluminum window systems throughout. The property contributes to the Monte Vista Historic District.
- b. CASE HISTORY – The applicant has previously received administrative approval for the installation of windows on the front façade and in-kind replacement of damaged windows at the property.
- c. WINDOW REPLACEMENT – The applicant is requesting approval to install new windows on the left elevation to feature internal faux muntins. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.v. states to use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary and to not use internal muntins sandwiched between layers of glass. Staff finds the installation of the windows featuring internal faux muntins does not conform to Guidelines.
- d. AWNING INSTALLATION – The applicant is requesting approval to install metal awnings on the front and left façades over existing window openings. Exterior Maintenance and Alterations 11.B.ii. states to add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Staff finds the installation of awnings at this property does not conform to Guidelines.

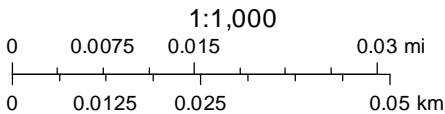
RECOMMENDATION:

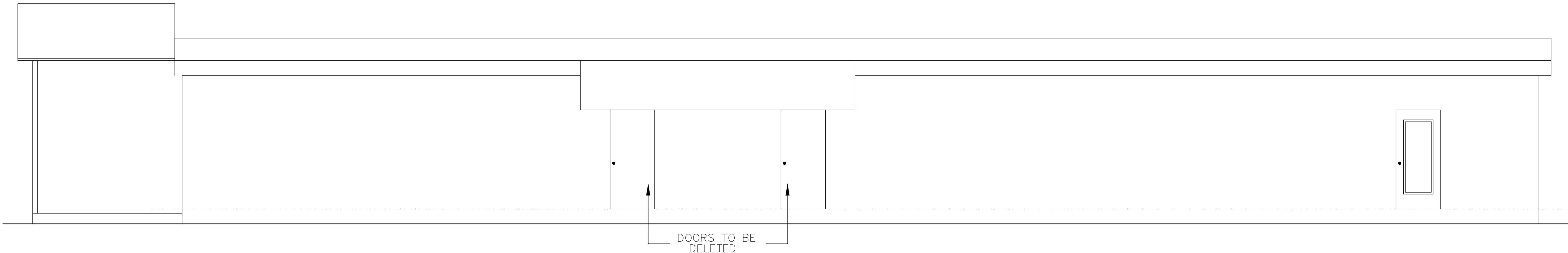
Staff does not recommend approval of item 1 and item 2, based on findings a through d. Staff recommends the applicant install the previously approved window system.

City of San Antonio One Stop



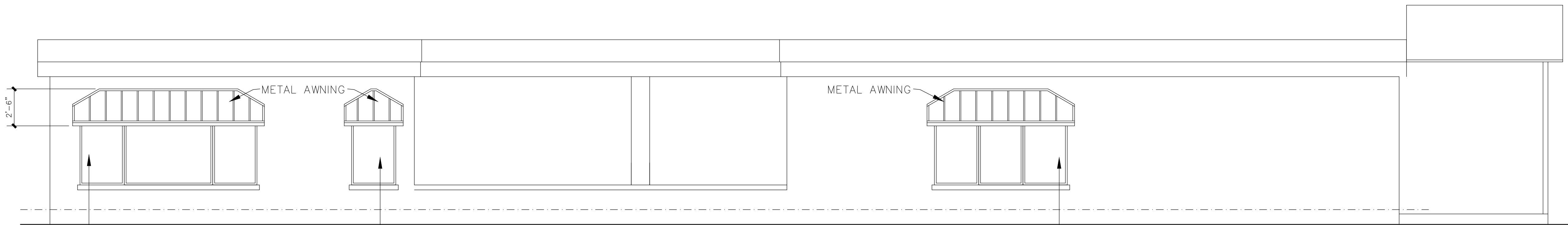
September 13, 2024





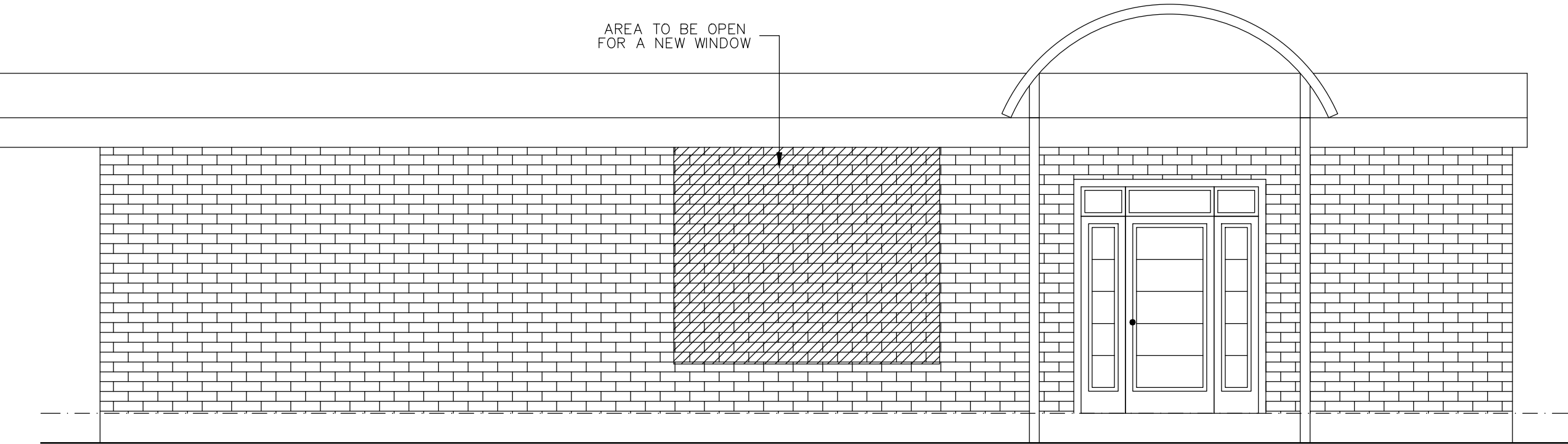
EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'-0"



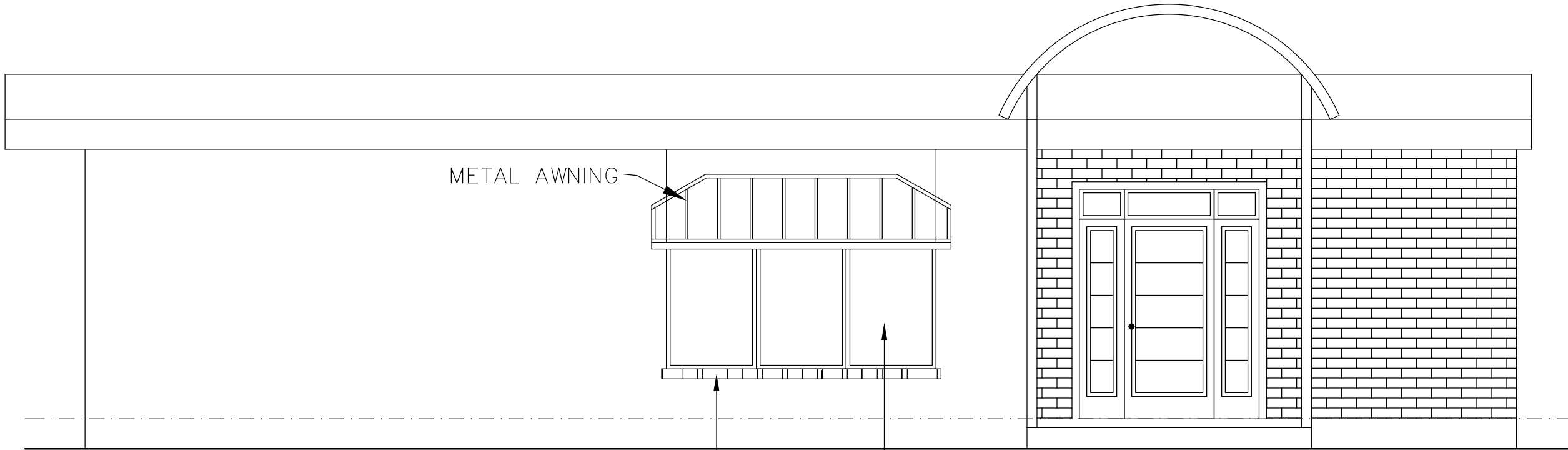
EXISTING LEFT ELEVATION

SCALE: 3/16"=1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

THE NEW OFFICE FOR:
KIM ROSS, MD.
LOTS 15 THRU 18, BLOCK 11, NCB, 1836,
2611 N. MAIN AVE.
SAN ANTONIO, TEXAS.

SQUARE FOOTAGES:

PLAN:

CUST:

DATE: March 01, 2024

LOT:

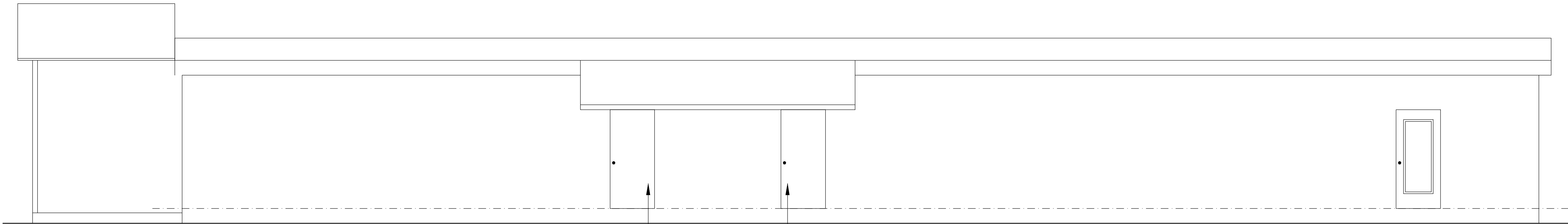
BLOCK:

PHASE:

SUBDIVISION:

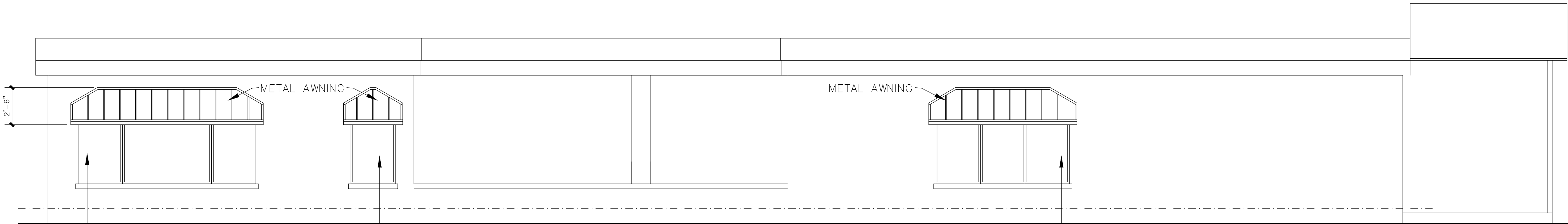
ADDRESS: 2611 N. MAIN ST.
SAN ANTONIO, TEXAS

SHEET TITLE:
1ST FLOOR EXISTING
SHEET:
A3.1



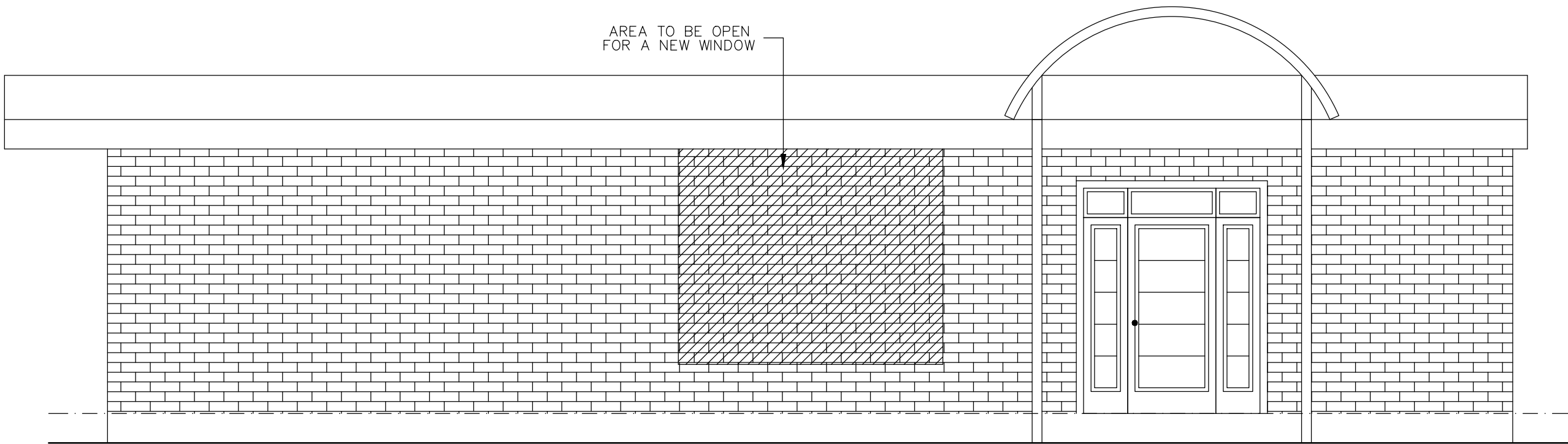
EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'-0"



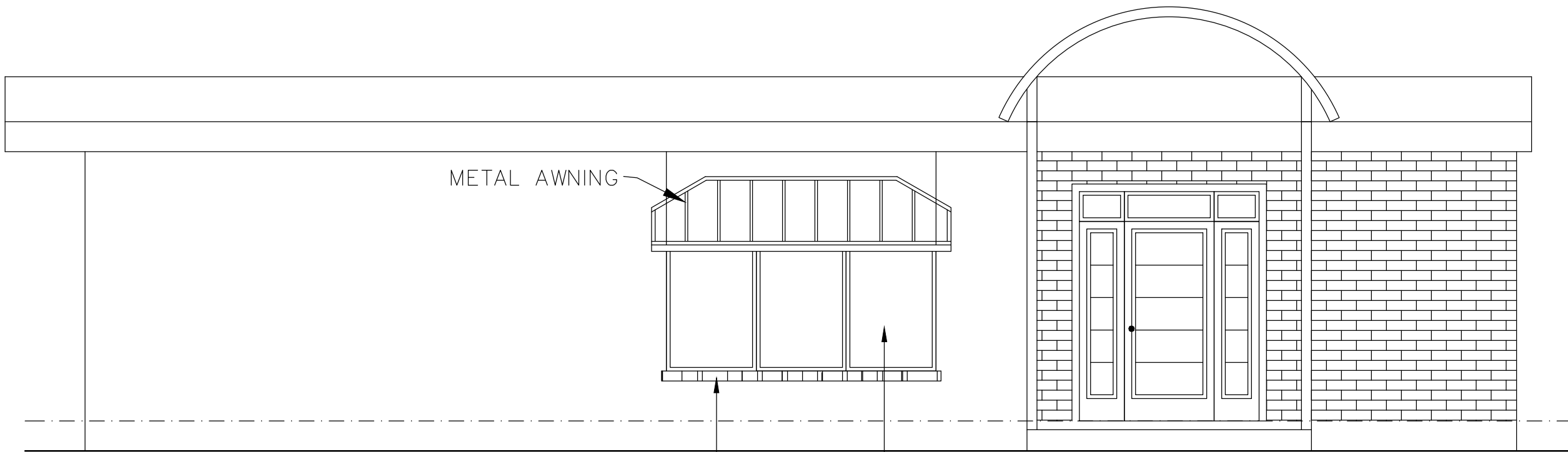
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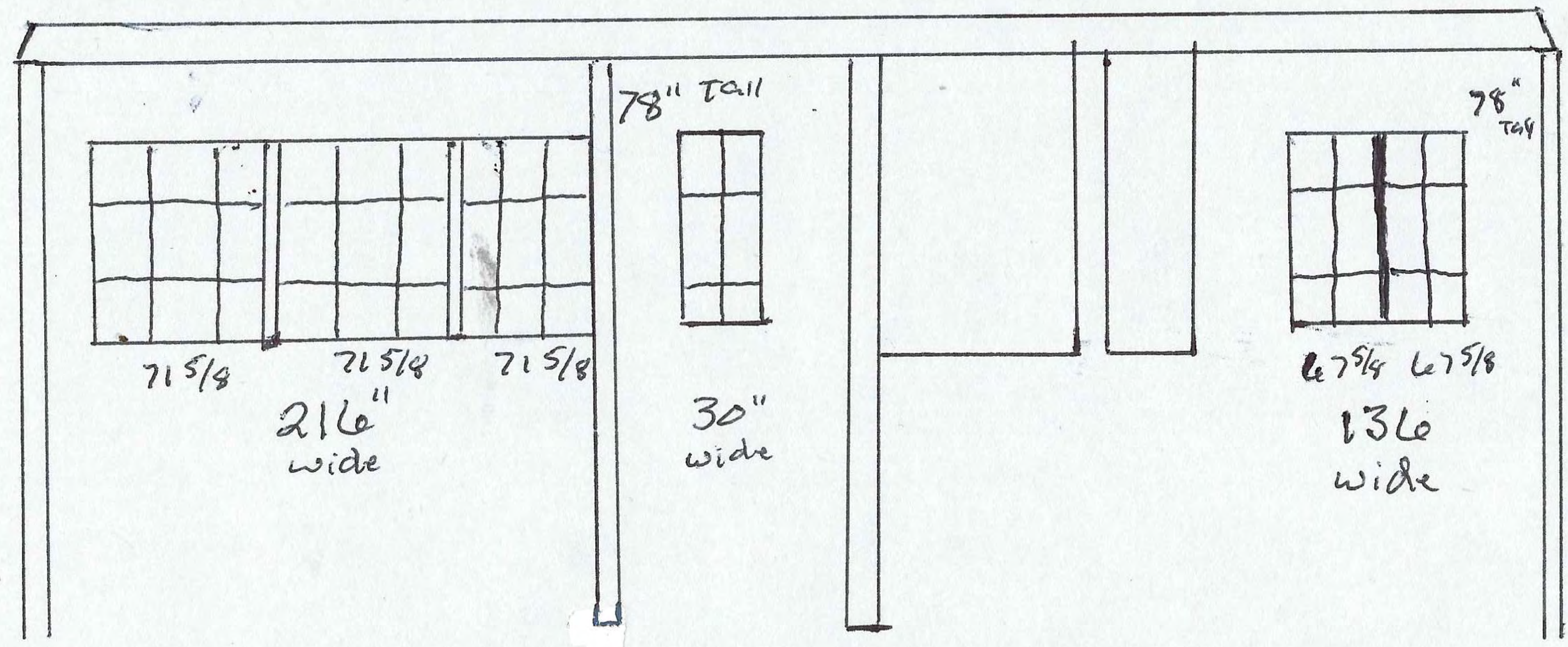
PHASE:

SUBDIVISION:

ADDRESS: 2611 N. MAIN ST.
SAN ANTONIO, TEXAS

SHEET TITLE:
1ST FLOOR EXISTING
SHEET:
A3.1

New Request (South Facade)



Custom Glass Install LLC
solarandglasspro@yahoo.com
830-822-4266



Example provided by Applicant











4:52

58% 76°



San Antonio
August 11, 11:33 AM

Edit



LIVE



4:52

58% 76°



San Antonio
August 12, 11:12 AM

Edit



LIVE



4:52

5G 78



San Antonio
August 11 11:12AM

Edit



LIVE

